

013.0

0008

0007.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

Total Card / Total Parcel

1,022,100 / 1,022,100

APPRAISED:

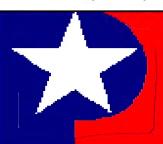
1,022,100 / 1,022,100

USE VALUE:

1,022,100 / 1,022,100

ASSESSED:

1,022,100 / 1,022,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
35-37		BURCH ST, ARLINGTON

**OWNERSHIP**

Owner 1:	KINNEEN JAMES M & ROISIN	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 35 BURCH ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	KINNEEN JAMES M -
Owner 2:	-

Street 1: 35 BURCH ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 5,549 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2898 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrooms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5549		Sq. Ft.	Site		0	80.	1.06	1									469,175						469,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5549.000		546,900		6,000		469,200		1,022,100							
Total Card							0.127		546,900		6,000		469,200		1,022,100		Entered Lot Size					
Total Parcel							0.127		546,900		6,000		469,200		1,022,100		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT									Parcel ID		013.0-0008-0007.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	104	FV	547,000	6000	5,549.	469,200	1,022,200	1,022,200	Year End Roll	12/18/2019			
2019	104	FV	405,000	6100	5,549.	498,500	909,600	909,600	Year End Roll	1/3/2019			
2018	104	FV	405,000	6100	5,549.	363,600	774,700	774,700	Year End Roll	12/20/2017			
2017	104	FV	378,500	6100	5,549.	316,700	701,300	701,300	Year End Roll	1/3/2017			
2016	104	FV	378,500	6100	5,549.	269,800	654,400	654,400	Year End	1/4/2016			
2015	104	FV	336,200	6100	5,549.	263,900	606,200	606,200	Year End Roll	12/11/2014			
2014	104	FV	336,200	6100	5,549.	217,000	559,300	559,300	Year End Roll	12/16/2013			
2013	104	FV	350,200	6100	5,549.	206,400	562,700	562,700		12/13/2012			

Parcel ID 013.0-0008-0007.0

!1319!

**PRINT**

Date

Time

12/10/20

16:57:17

**LAST REV**

Date

Time

10/19/17

13:50:07

apro

1319

**ASR Map:**

Fact Dist:

**Reval Dist:**

Year:

**LandReason:**

BldReason:

**CivilDistrict:**

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINNEEN JAMES M	1396-8		2/4/2011	Convenience	100	No	No		
ARCANTI	1143-124		7/21/1995		258,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2017	421	Solar Pa	1,478	C				
4/16/2013	542	Solar Pa	31,795	C				
11/9/1993	560	Manual	3,000					REBUILD PORCH

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	BS	Barbara S
6/14/2013	Info Fm Prmt	EMK	Ellen K
5/6/2009	Entry Denied	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
8/28/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>																
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good																									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																										
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																										
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																										
Frame:	1 - Wood			1/2 Bath:		Rating:																										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																										
Sec Wall:		%		OthrFix:		Rating:																										
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																												
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good																									
Color:	YELLOW			A Kits:		Rating:																										
View / Desir:				Frl:		Rating:																										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																										
Grade:	C - Average			<b>CONDOS INFORMATION</b>																												
Year Blt:	1928	Eff Yr Blt:		Location:																												
Alt LUC:		Alt %:		Total Units:																												
Jurisdct:		Fact: .		Floor:																												
Const Mod:				% Own:																												
Lump Sum Adj:				Name:																												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>																
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL	No Unit				RMS				BRS								
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:				2	5	2		RMS				BRS				FL								
Sec Int Wall:		%		Economic:			%	Additions:								RMS				BRS				FL								
Partition:	T - Typical			Special:			%	Kitchen:								RMS				BRS				FL								
Prim Floors:	4 - Carpet			Override:			%	Baths:								RMS				BRS				FL								
Sec Floors:		%		Total:	18.6	%		Plumbing:								RMS				BRS				FL								
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	170.00			Electric:								RMS				BRS				FL								
Subfloor:				Size Adj.:	1.05199075			Heating:								RMS				BRS				FL								
Bsmnt Gar:				Const Adj.:	0.97029907			General:								RMS				BRS				FL								
Electric:	3 - Typical			Adj \$ / SQ:	173.527			Totals				2	10	4		RMS				BRS				FL								
Insulation:	2 - Typical			Other Features:	112546											RMS				BRS				FL								
Int vs Ext:	S			Grade Factor:	1.00											RMS				BRS				FL								
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000											RMS				BRS				FL								
Heat Type:	5 - Steam			NBHD Mod:												RMS				BRS				FL								
# Heat Sys:	2			LUC Factor:	1.00											RMS				BRS				FL								
% Heated:	100	% AC: 100		Adj Total:	671847											RMS				BRS				FL								
Solar HW:	Yes	Central Vac: NO		Depreciation:	124964											RMS				BRS				FL								
% Com Wall		% Sprinkled:		Depreciated Total:	546883											RMS				BRS				FL								
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 013.0-0008-0007.0								<b>IMAGE</b>																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									<b>AssessPro Patriot Properties, Inc</b>						
3	Garage	D	Y	1 19X20	A	AV	1928		21.58	T	40	104				4,900																
22	Wood Deck	D	Y	18x10	A	AV	2004		16.00	T	12	104				1,100																
More: N				Total Yard Items:				6,000	Total Special Features:												Total:				6,000							